



TOWN AND COUNTRY PLANNING ACT 1990

DACORUM BOROUGH COUNCIL

Application Ref. No. 4/1057/94

R J Cammack
223 Longlands
Hemel Hempstead
Herts
HP2 4EL

DEVELOPMENT ADDRESS AND DESCRIPTION
=====

17 Ellingham Road, Hemel Hempstead, Herts

CHANGE OF USE OF GROUND FLOOR OF DWELLING TO FORM DENTAL SURGERY

Your application for *full planning permission* dated 08.08.1994 and received on 12.08.1994 has been **GRANTED**, subject to any conditions set out on the attached sheet(s).

Director of Planning

Date of Decision: 05.10.1994

(encs. - Conditions and Notes)



CONDITIONS APPLICABLE
TO APPLICATION: 4/1057/94

Date of Decision: 05.10.1994

1. The development to which this permission relates shall be begun within a period of five years commencing on the date of this notice.

Reason: To comply with the provisions of s.91 of the Town and Country Planning Act 1990.

2. The use of the premises as a dental surgery hereby permitted shall be limited to the ground floor of No. 17 Ellingham Road, Hemel Hempstead and there shall at no time be more than one consulting room provided within the ground floor which is hatched yellow on Plan No. 4/1057/94.

Reason: (a) To ensure that the site is served with adequate off-street parking facilities. The provision of an additional consulting room(s) within the ground floor of the building be consequently unacceptable.

(b) The planning permission is only granted on the basis that residential accommodation is permanently retained at first floor level in accordance with the Council's development plan policies.

(c) For the avoidance of doubt.

(d) To safeguard the residential amenity of the locality.

3. The first floor of No. 17 Ellingham Road shall be always retained for residential purposes only and this planning permission does not relate to the provision of a self-contained residential unit at first floor level.

Reason: (a) In order to safeguard the housing stock of the Borough.

(b) To ensure that the site is served with adequate off-street parking facilities which would not be feasible if the building features a self-contained unit entirely independent of the ground floor dental surgery.

(c) To safeguard the residential amenity of the locality.

(d) For the avoidance of doubt.

(e) It would be unacceptable to agree to the provision of a self-contained unit above the dental surgery on amenity grounds.

Cont'd



CONDITIONS APPLICABLE
TO APPLICATION: 4/1057/94

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4. Notwithstanding the details shown on Plan No. 4/1057/94, the development hereby permitted shall not be brought into use until an alternative parking layout is submitted to and approved by the local planning authority.

Reason: In order to improve the layout shown on Drawing No. 4/1057/94.

5. The dental surgery shall only be used for the treatment of patients between 9.00 am and 5.00 pm Monday to Fridays.

Reason: To safeguard the residential amenity of the locality and to accord with the requests of the applicant.

6. A 2 m x 2 m visibility splay shall be provided on the western side of the existing vehicular access, as measured from the back edge of the public footpath into the site and within the visibility splay there shall be no obstruction to visibility between 600 mm and 2.0 m above footpath level.

Reason: In the interests of highways safety.

7. With the exception of the section of front boundary hedge to be removed to ensure compliance with condition 6, all existing boundary treatment shall be permanently retained.

Reason: In the interest of the visual and residential amenity of the locality.